

TOWN OF FLOWER MOUND

DIVISION 15. - C-1 COMMERCIAL DISTRICT-1

Sec. 98-631. Purpose and intent.

The C-1 commercial district-1 is designed primarily to accommodate a wide variety of office and retail uses, as well as some repair/service and light industrial uses, including highway-oriented businesses. It is intended for application in areas designated "retail" and "commercial/industrial" on the land use map of the comprehensive master plan. In addition to the use and area regulations of this division, development in the C-1 commercial district-1 shall be in compliance with all other applicable provisions of this chapter.

(Code 1989, ch. 12, § 3.20(a))

Sec. 98-632. Permitted uses.

The following uses shall be permitted in the C-1 commercial district-1, subject to compliance with any applicable conditions and all other provisions of this chapter:

Accessory retail/service uses

Accessory use, general, subject to section 98-972

Animal control facility

Antique shop

Art gallery or handicraft sales

Art supply store

Auto leasing or rental

Auto parts and accessory sales (indoors)

Bait and sporting goods sales

Bakery or confectionery shop, retail

Bank or savings and loan

Book or stationary store or newsstand
Cabinet and upholstery shop
Church or rectory
Cleaning/laundry shop with pickup station
Cleaning/laundry shop with on-site plant
Cleaning/laundry pickup station only
College or university
Community center, public
Convenience store
Custom personal service
Dancing, drama, or music school or studio
Drugstore or pharmacy
Fire station
Florist
Fraternal club or lodge
Golf course, public
Hardware store
Health club or athletic club
Kennel, subject to section 98-986
Kennel (in enclosed building only)
Laboratory, medical and dental
Laboratory, scientific and research

Laundry, self-service

Lithographic or print shop

Local utility line

Mortuary or funeral home

Museum, library or art gallery, public

Off-street parking, accessory

Office, medical or dental

Office, general business and professional

Optical sales

Park or playground, public

Parking lot, commercial

Parking lot or structure or commercial

Parking structure, commercial

Personal improvement services

Pet store, subject to section 98-988

Plant nursery or garden shop

Public building, shop or yard

Railroad track

Recreation center, public

Repair services, limited

Restaurant, fast food

Restaurant, general

Retail, general (indoors)

Retail, single tenant (less than 25,000 square feet)

Retail, single tenant (25,000 square feet but less than 50,000 square feet)

Retail, single tenant (50,000 square feet but less than 75,000 square feet)

School, business

School, elementary or secondary

Sewage pump station

Supermarket

Swimming pool, public

Swimming pool, commercial

Telephone equipment station

Theater

Travel bureau or consultant

Veterinary hospital (inside pens)

Veterinary hospital (inside pens), subject to section 98-998

(Code 1989, ch. 12, § 3.20(b); Ord. No. 14-00, § 5, 2-17-2000; Ord. No. 49-01, § 4, 7-16-2001; Ord. No. 27-99, § 1(3.05), 4-5-1999; Ord. No. 75-99, § 2(3.05), 12-6-1999; Ord. No. 02-07, § 10, 1-18-2007)

Sec. 98-633. Specific uses.

The following uses shall be permitted in the C-1 commercial district-1 only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Amusement and recreation (outdoors)

Amusement and recreation (indoors), subject to section 98-973

Assembly hall

Auto repair garage

Car wash, self-service

Car wash, automatic

Car wash, full-service

Cemetery or mausoleum

Communication tower, commercial, subject to section 98-977

Convenience store with gasoline sales

Day camp for children

Day care center

Electrical line/substation, high voltage, subject to section 98-979

Electrical energy generating plant

Exhibition area or fairgrounds

Feed store

Hospital

Institution, drug or psychiatric treatment

Miniwarehouse

Motor vehicle fuel service station

Nursing or congregate care facility

Private franchise utility (not listed)

Recycling dropoff center, subject to section 98-990

Restaurant, drive-in

Retail, single tenant (75,000 square feet but less than 100,000 square feet)

School, commercial trade

Stadium or playfield, public

Studio, television or radio

Transmission pipeline, subject to section 98-997

Water well, storage or pump station

(Code 1989, ch. 12, § 3.20(c); Ord. No. 14-00, § 5, 2-17-2000; Ord. No. 49-01, § 4, 7-16-2001; Ord. No. 48-03, § 6, 8-18-2003; Ord. No. 72-05, § 4, 9-6-2005; Ord. No. 06-12, § 29, 2-20-2012)

Sec. 98-634. Temporary uses.

The following uses shall be permitted in the C-1 commercial district-1 only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Asphalt/concrete batch plant, temporary, subject to section 98-974

Building material yard and construction office

Carnival or circus, temporary, subject to 98-976

Field office, temporary

Refreshment stand, subject to section 98-991

Sales, temporary or seasonal, subject to section 98-992

Temporary special event, subject to section 98-976

(Code 1989, ch. 12, § 3.20(d); Ord. No. 76-03, § 15, 11-3-2003)

Sec. 98-635. Minimum and maximum dimensions.

(a) *Minimum lot area per dwelling.* There shall be no minimum lot area per dwelling unit requirement in the C-1 commercial district-1.

- (b) *Minimum lot width.* There shall be no minimum lot width requirement in the C-1 commercial district-1.
- (c) *Minimum floor area per unit.* There shall be no minimum floor area per dwelling unit requirement in the C-1 commercial district-1.
- (d) *Minimum front yard.* There shall be no minimum front yard requirement in the C-1 commercial district-1, subject to section 98-1026
- (e) *Minimum side yard.* There shall be no minimum side yard requirement in the C-1 commercial district-1, subject to section 98-1027
- (f) *Minimum rear yard.* The minimum rear yard in the C-1 commercial district-1 shall be 15 feet for all uses, subject to section 98-1028
- (g) *Maximum lot coverage.* The maximum lot coverage in the C-1 commercial district-1 shall be 50 percent for all uses, subject to section 98-1029
- (h) *Maximum floor area ratio.* The maximum floor area ratio in the C-1 commercial district-1 shall be 1:1.
- (i) *Maximum height.* The maximum height of buildings and structures in the C-1 commercial district-1 shall be three stories or 35 feet for all uses, subject to section 98-1031
- (Code 1989, ch. 12, § 3.20(e)—(m))